

COMMUNITY DEVELOPMENT

DEVELOPMENT HIGHLIGHTS

Iron Works Village | 601 West Bates Avenue ►

Project: 136 townhomes, condominiums, and single-family for sale units

- Construction continues on first six homes
- Construction continues on townhomes
- First homeowners to move in by late Spring



600 West Bates Avenue ►

Project: Artist Studio

- Construction **completed**
- Occupancy anticipated in **April**



3555 South Clarkson Street ►

Project: 6-story assisted living and memory care facility

- Construction is underway



Swedish Medical Center | 501 East Hampden Avenue ►

Project: Parking Garage

- Construction continues



3570/3576 South Logan Street ►

Project: Two buildings comprising a gross leasable area of 5,700 square feet. Medical and retail tenants being sought.

- Construction continues



3615 South Elati Street ►

Project: City of Englewood Police Department

- **Construction is underway.**



1125 East Hampden Avenue ►

Project: New townhome development with six for-sale units

- **Construction has begun.**



Hilltop | 3800 South Broadway ►

Project: New 2,800 square foot commercial, 8 apartments.

- **Foundation work underway.**



3400 South Broadway ►

- Architectural rendering of former Lighting Outlet. The space will be reconfigured to offer up to eight office and/or retail suites. Construction is expected to commence Summer 2018.



Medical Office Building | 506 East Hampden Avenue

Project: A proposed five-story, mixed-use development with 14,000 square feet of retail (ground floor) and 104,000 square feet of medical office. The building proposes self-contained parking offering valet parking and 325+ parking spaces in a covered structure.

- A neighborhood meeting was held on Thursday, February 8, 2018.
- **A formal Planned Unit Development application has been submitted and is under review.**

BOARDS AND COMMISSIONS

Alliance for Commerce in Englewood

- Cindy Nowak from Manufacturers Edge provided ACE with an overview of training and technical assistance offerings for area manufacturers. Ms. Nowak also described the upcoming Englewood Manufacturer's Day networking event on Thursday, October 4.
- ACE mailed 23 handwritten 'Thank you for doing business in Englewood' cards to Englewood's oldest businesses. ACE is working to acknowledge and engage the businesses in the community based on their business longevity.

Board of Adjustment of Appeals

- On April 11, the Board approved the following variances:
 - 3275 South Downing Street: A variance to encroach 21 feet into the required 25 feet front setback.
 - 3594 South Logan Street: A variance to add a 5th blade-style sign to increase business visibility.
 - 900 East Hampden Avenue: A zero setback to the adjacent alley in order to build an

addition to a structure with an existing zero setback.

Historic Preservation Commission

- The Commission finalized its goals.

Keep Englewood Beautiful

- The Commission is partnering with the Littleton/ Englewood Wastewater Treatment Plant for their Earth Day River Walk and Community Cleanup Project.
- Keep Englewood Beautiful will be hosting a lecture by Laurie Wagner on Backyard Composting as part of the Earth Day Project being held on April 22nd, 11am to 1pm, at the WasteWater Treatment Plant.

Planning & Zoning Commission

- On April 3, the Commission continued discussion on the Urban Land Institute Healthy Corridors - South Broadway video. The Commission also reviewed and discussed short term rentals.
- On April 17, the Commission reviewed results of a Denver Regional Council of Government's small area analysis that projected growth to the year 2040.

NEW BUSINESSES

Cardiology Now

101 W Hampden Ave #B

Health Care

Denver Auto Outlet

2397 W Dartmouth Ave

Used Auto Dealer

Duro Electric Company

2271 W Yale Ave

Contract Construction

FJM Productions

4846 S Broadway

Manufacturing

Papa John's Pizza

5194 S Broadway

Fast Food Restaurant

Hospice Care of the Rockies

750 W Hampden Ave

Health Care

Synthetic Grass Headquarters

3740 S Jason St

Myslik, Inc.

2869 S Shosone St

BUSINESS WORKSHOPS AND TRAINING

ONE-ON-ONE CONSULTING

April 26, 2018 | 8:00 AM - 5:00 PM
Englewood Civic Center, Third Floor

MARKETING FUNDAMENTALS

April 26, 2018 | 6:00 PM - 8:00 PM
Englewood Public Library

ONE-ON-ONE CONSULTING

May 17, 2018 | 8:00 AM - 4:00 PM
Englewood Civic Center, Third Floor

STARTING A RETAIL FOOD ESTABLISHMENT

Thursday, May 31 9:00 AM – 12:00 PM
Englewood Malley Center, 3380 S Lincoln St



Business in a Day

ECONOMIC DEVELOPMENT GRANTS

Business Environmental Compliance Grant

This new program provides grants up to \$5,000 to support the installation of required environmental control devices that protect the integrity of the sanitary sewer collection system, wastewater treatment facility and the community's vital natural resources. Grants can be used for installation of structures, devices or equipment, such as grease and sand/oil interceptors, flow equalization units, gravity traps or mercury separators.

- **Approved:** Dolan Geiman, Inc. - \$2,500 to fund the installation of a 500 gallon sand oil interceptor at the new art studio at 600 West Bates Avenue.

Business Initiation Grant

- **Approved:** Scented Studio - \$2,500 to fund tenant improvements that will allow for the business to extend the lease term.
- **Approved:** Peace Cellar - \$2,500 to fund tenant improvements that will allow this business to relocate to a new space in Englewood.
- **Application:** Dodd Manufacturing - \$2,500 to fund electrical service upgrades to support a new piece of manufacturing equipment.

OTHER BUSINESS

- **5721 South Broadway:** Groove Automotive Group has leased this property as an expansion site.
- **1610 East Girard Place:** My Salon Suite is now open.
- **3496 South Broadway:** Samadi Yoga Studio is now open.
- **2750 South Broadway:** Plan are under review for a 3,786 sq. ft. building.

REDEVELOPMENT

CityCenter Weingarten Foreclosure

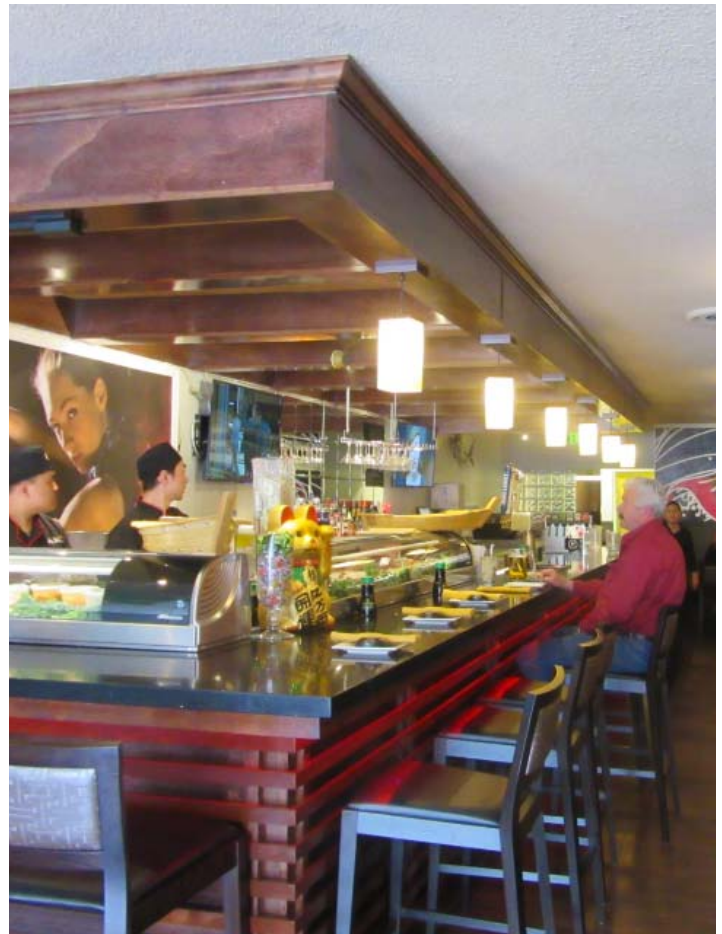
We are continuing to monitor this situation and communicate with the Receiver and Special Servicer who are dealing with the collateral for the defaulted \$33 million loan, which involves a long-term ground lease from the Englewood Environmental Foundation (EFF) to a Weingarten real estate entity. On behalf of the mortgage bondholders, the Special Servicer is continuing to manage and operate those portions of the CityCenter retail previously owned by Weingarten. It is expected that the Special Servicer will formally gain title to the property via an Arapahoe County Trustee's Sale, currently scheduled for May 2, 2018. No day-to-day changes for retailers operating in the CityCenter area are anticipated.

Urban Land Institute's Healthy Corridors National Study

We are implementing further research and tasks related to the recommendations generated from the Urban Land Institute's national study team visit on January 29-31, 2018. This national team of experts focused on numerous opportunities to create additional value for Englewood by better connecting and supporting the synergies between the South Broadway Corridor, the Hospital District and the CityCenter area.

Redevelopment Explorations

In tandem with Economic Development, we have initiated steps to make informal contact with owners and developers connected with select high-profile/high-impact Englewood commercial properties. These proactive steps will help ensure that property-specific opportunities and challenges are collaboratively identified early on in order to help achieve the best possible ultimate outcomes for the City and other stakeholders.



New restaurant at 3484 South Broadway - Aki Japanese Cuisine